

Preliminary Assessment Report

Project 6353902, 5000 SW SPOKANE ST

Assessment Completed: 3/19/2013

Project Description: Add a premanufactured double portable classroom building.

Primary Applicant: [Samuel Cameron](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

DPD Drainage Requirements

Cristofer K Horbelt, (206) 615-1485, Cristofer.Horbelt@Seattle.Gov

DPD Land Use Requirements

Bradley K Wilburn, (206) 615-0508, Bradley.Wilburn@Seattle.Gov

DPD Preapplication Site Visit Requirements

Shasta McKinley, (206) 615-1283, Shasta.McKinley@seattle.gov

Seattle City Light Requirements

Maneet Jain, (206) 684-3396

Seattle Department of Transportation Requirements

Joel Prather, (206) 615-0772, joel.prather@seattle.gov

Seattle Public Utilities Requirements

Susie Larson, susie.larson@seattle.gov

Water Availability

K Younge, (206) 684-5975, Karen.Younge@Seattle.Gov

Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- Overview of the permit application process: [5 Steps for a Successful DPD Application Submittal](#).
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#) Client Assistance Memos.
- [Detailed zoning information](#).
- [DPD's Checklists & Standards](#), designed to help you make sure your permit application is complete and ready for review.

Requirements

DPD Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Sanitary sewer main location: SW Spokane St

Sanitary sewer main size: 15-inch

Storm drainage main location: SW Spokane St

Storm drainage main size: 12-inch

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

Submit a [Standard Drainage Control Plan for Small Projects](#) including the [GSI Requirement Calculator](#). For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Water Quality

No requirements

DPD Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

SW HINDS ST

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf

A vehicular turnaround/cul-de-sac is required when street or alley dead-ends at the property to be developed.

SW SPOKANE ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Alley Requirements

EAST OF SITE

Design structure to accommodate grade of future alley improvements. See <http://www.seattle.gov/transportation/gradesheetintro.htm>.

A no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website (<http://www.seattle.gov/dpd/Codes/>).

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

Notes to Applicant

SEPA review is required due to presence of ECA, please schedule a pre-sub to address this issue.

Other Requirements

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

1. Rockeries/retaining walls (see note, below).
2. Existing onsite drainage system.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Riparian management area

Wetland

Fish and wildlife

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Potential Impacts to Seattle Parks Property

Park within 100 LF

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

1. The existing right of way conditions have not been identified for this project because the proposed buildings are portable/temporary structures.
2. The tree protection (trees not shown on submitted plan) are not identified because the portable buildings are proposed for placement on existing impervious surface (asphalt).
3. The existing onsite drainage system is along the east property line.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC [25.09.320](#), [CAM 331](#) and [CAM 331A](#). **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).

Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

An ECA pre-submittal conference is strongly recommended. Call the Applicant Services Center (206-684-8850) to schedule an appointment

Show 100-foot riparian management area on plans

Type 2 or 3 stream: Show 75-foot buffer (non-disturbance area) as measured from the top of the water course bank

Type 4 or 5 stream: Show 50-foot buffer (non-disturbance area) as measured from the top of the water course bank

Note: No construction activity is allowed in the non-disturbance buffer area and limited development is allowed in the outer portion of the riparian management areas. Refer to [SMC 25.09.200](#) for more information.

Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes, and designated habitat areas

Site is located within a great blue heron management area. Refer to [Director's Rule 5-2007](#).

Site is located within an eagle management area; the following conditions apply.

The Standard Bald Eagle Management Plan (WAC 232-12-292)

For activities that are within 800 ft of an eagle nest, but not within 400 ft of the eagle nest, and for activities that are within 250 ft of the shoreline and within ½ mile of an eagle nest, but not within 400 ft of an eagle nest, the following basic conditions are applied:

1. Retain all known perch trees and all conifers greater than or equal to 24 inches diameter at breast height (24" dbh, measured at 4 ½ ft above the ground).

2. Retain all cottonwoods greater than or equal to 20" dbh.
3. Retain at least 50% of pre-clearing or pre-construction conifer stand with diameter distributions representative of the original stand (>6 feet tall).
4. Windowing and low limbing of trees is acceptable provided no more than 30% of the live crown is removed. Topping of trees is not allowed.

Site-Specific Plan

For activities that are within 400 ft of an eagle nest, a site-specific plan is required. A site-specific plan may also be requested by any landowner who feels that the conditions of the Standard Short Plan cannot be met. A site-specific plan is also required for any forest practice activity that is within ½ mile of an eagle nest. A site-specific plan is also required for any activity within ¼ mile of a bald eagle communal roost.

To request a site-specific plan, contact:

Jay Shepherd
Threatened and Endangered Species Biologist
Washington Department of Fish and Wildlife
16018 Mill Creek Blvd.
Mill Creek, WA 98012
Office: 425.379.2301
Fax: 425.379.2323
eagle4@dfw.wa.gov

Seattle City Light Requirements

Street/Alley Requirements

SW SPOKANE ST

Other requirements: The existing parent parcel is considered one site. The electrical service to the new buildings will need to be consolidated from one service strike from SCL's distribution system. Per SCL Requirements for Electric Service Connection, <http://www.seattle.gov/light/contractors/resc/>, Chapter 5, page 28: "Single Service Rule", Seattle City Light will provide only one service to a site or building. Additional services will be supplied only at SCL's option and will be agreed to in writing. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice.

Easements

SCL power easement may be required. Property survey may be required at project's expense.

SCL blanket power easement over the entire parent parcel may be required. Property survey may be required at project's expense.

Notes to Applicant

For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Representative should also be contacted to coordinate electrical details for temporary power during construction. Your Electrical Service Representative is: Thomas Gravell, 206-386-1672, thomas.gravell@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SPU Requirements

Water Availability

Your water availability assessment has been waived.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).